

Item # 53

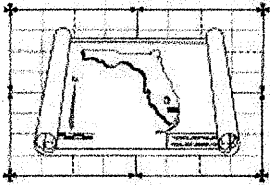
ADDITIONAL MATERIAL

10:00 a.m. Regular Meeting

JUNE 13, 2017

SUBMITTED AT THE REQUEST OF

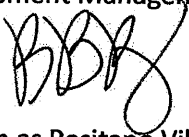
**BROWARD COUNTY PLANNING
COUNCIL**



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Positano Townhomes (formerly known as Positano Villas)
(039-MP-16) City of Miramar

DATE: May 22, 2017

This memorandum updates our previous comments regarding the referenced plat dated May 1, 2017.

The City of Miramar Future Land Use Element is the effective land use plan for the City of Miramar. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the east side of Southwest 62 Avenue, between Southwest 36 Street and Southwest 37 Street.

Regarding the proposed development of 35 townhouse dwelling units, Planning Council staff notes that the subject "Transit Oriented Corridor" permits no more than 3,406 dwelling units consisting of 1,883 mid-rise units, 659 (3-bedroom) townhouse units, 623 single-family units, 209 (2-bedroom) garden apartment units, and 32 mobile homes. City of Miramar staff have indicated that all available townhouse dwelling units have previously been proposed by plat or granted development permits. Subsequently, the City allocated 35 "reserve units" to this plat on April 19, 2017, through Resolution Number 2017-18.

Planning Council staff notes that the proposed development is within 500 feet of an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is subject to Policy 13.01.10 of the Broward County Land Use Plan. In this regard, Planning Council staff has received written documentation that the City of Miramar notified Broward County of the flexibility allocation on May 3, 2017. Subsequently, Planning Council staff received written documentation from Broward County Planning and Development Management staff that the County did not request a compatibility review. Therefore, the allocation of flexibility has met the requirements of Policy 13.01.10, and the proposed development of 35 townhouse dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Transit Oriented Corridor
South: Transit Oriented Corridor
East: Transit Oriented Corridor
West: Transit Oriented Corridor

Positano Townhomes
May 22, 2017
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The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:PMS

cc: Kathleen Woods-Richardson, City Manager
City of Miramar

Eric Silva, AICP, Director, Community & Economic Development Department
City of Miramar